ALBEMARLE COUNTY PLANNING

STAFF REPORT SUMMARY

Title: The Traffic Impact Analysis Process	**Staff:** Kevin McDermott, Chief of Planning
Planning Commission Work Session: September 15, 2020	**Board of Supervisors Work Session:** September 2, 2020
Subject: Informational presentation on the Traffic Impact Analysis Process	
Background: The Albemarle County Board of Supervisors and Planning Commission requested an informational presentation providing an overview of the Traffic Impact Analysis process. The delivered presentation was developed by staff in response to this request. The presentation will provide an overview of when TIA's are requested, what the purpose of those TIA's are, how they are developed and the information they provide.	
Recommendation: Staff recommends the Board accept the report and presentation, ask questions, and provide feedback.	

STAFF PERSON: Kevin McDermott, Chief of Planning

PLANNING COMMISSION: September 15, 2020

BOARD OF SUPERVISORS: September 2, 2020

BACKGROUND:

The Albemarle County Board of Supervisors and Planning Commission requested an informational presentation providing an overview of the Traffic Impact Analysis process. The delivered presentation was developed by staff in response to this request. The presentation will provide an overview of when TIA's are requested, what the purpose of those TIA's are, how they are developed and the information they provide.

DISCUSSION:

A Traffic Impact Analysis (TIA) also referred to as a Traffic Impact Statement is an evaluation of a proposed development project's effect on the transportation system. Typically, a TIA recommends improvements to lessen or negate the identified impacts. Through the Planning Division of the Community Development Department, TIA's are requested for rezoning and special use permit applications where it is determined that the development would substantially affect transportation on public roadways. The term "substantially affects" is not specifically defined by the County. However, staff has been using the general number of approximately 1,000 vehicles/day or 150 new trips in a peak hour. The Virginia Department of Transportation, by regulation, similarly requires a Traffic Impact Statement for rezonings that will substantially affect transportation on state highways. VDOT defines "substantially affects" as a development that will generate more than 5,000 vehicle trips per day.

When a TIA is required, County staff holds a scoping meeting with VDOT staff, the applicant, and their selected qualified transportation professional to outline the scope of the TIA including the elements, methodology, and assumptions.

Following are the elements typically required in the TIA:

- Background Information
- Analysis of Existing Conditions
- Analysis of Future Conditions without Development
- Trip Generation of the Development
- Analysis of Future Conditions with Development
- Recommended Improvements
- Conclusions

The TIA is submitted along with the Zoning Map Amendment (ZMA) or Special Use Permit (SP) application and reviewed by County transportation planning staff and VDOT through the standard review process. VDOT review is centered on technical and operational issues while County staff focuses on the implications of the recommended improvements on operations and the relationship to the Master and Comprehensive Plans and other land use and transportation factors.

Following the staff review of the TIA, comments are returned to the applicant which often opens up discussions with the applicant on the proposed development, recommended improvements, and potential for the applicant to address the identified impacts. This discussion may result in updates to the TIA, changes to the development, or lead the applicant to include what they determine are reasonable proffers or conditions in the proposal. Once the TIA and application is finalized, County transportation staff, the lead planner for the application review, other senior Community Development Department staff, and VDOT consider the application as it relates to transportation and develop the information necessary to report to the Planning Commission and

Board of Supervisors on the proposed development's effect on transportation resources in the County.

Staff will provide additional detail on the information discussed above in the presentation to the Planning Commission on September 15th.

RECOMMENDATION:

Staff recommends the Board accept the report and presentation, ask questions, and provide feedback.